



PLANNING AND ZONING COMMISSION AGENDA

Planning and Zoning Commission Public Hearing

Tuesday, May 17, 2016

6:00 p.m.

Council Chambers

Addison Town Hall

5300 Belt Line Road, Dallas, Texas

Pledge of Allegiance

1. Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.
2. **PUBLIC HEARING** Case 1738-Z/Trinity Christian Academy. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 39.4 acres of property located at 17001 Addison Road, which is currently zoned R-1, Residential-1, with a special use permit for a private school and approximately 1.74 acres of property located at 4350 Sojourn Drive, which property is zoned PD, Planned Development, in order to create a new Planned Development District allowing a private school and approving a concept plan and development standards, on application from Trinity Christian Academy represented by Mr. Bill Dahlstrom.

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any

decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Adjourn Meeting

Posted:

Laura Bell, 5/13/2016, 5:00pm

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES.
PLEASE CALL (972) 450-7017 AT LEAST
48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.**

Planning & Zoning Commission

Meeting Date: 05/17/2016

Agenda Caption:

Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.

Attachments

04-19-16 Minutes



**OFFICIAL ACTIONS OF THE ADDISON
PLANNING AND ZONING COMMISSION**

April 19, 2016

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road Dallas, TX 75254

Present: Jason Ennis, Stacey Griggs, Debra Morgan, Skip Robbins, Jim Robinson, Tom Schaeffer, Randy Smith

Absent: None

Chairman Robbins called the meeting to order at 6:00pm.

1. Discuss and take action regarding approval of the minutes of the March 15, 2016 meeting.

Commissioner Smith moved to approve the minutes of the March 15, 2016 meeting with no corrections. Commissioner Morgan seconded the motion.

Voting Aye: Griggs, Ennis, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

2. REPLAT/Greenhill School Addition Lot 1R, Block 1. Presentation, discussion and consideration of a replat for one lot totaling 72.972 acres located generally at the northwest corner of Midway Road and Spring Valley Road.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Commissioner Morgan moved to approve the replat of Greenhill School Addition Lot 1R, Block 1 as submitted. Commissioner Ennis seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

3. PRELIMINARY PLAT/Vitruvian Park Addition Lot 1-5, Block D. Presentation, discussion and consideration of a preliminary plat for five lots totaling 13.062 acres located generally at the northeast corner of Marsh Lane and Vitruvian Way.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission

Commissioner Griggs moved to approve the preliminary plat of Vitruvian Park Addition Lot 1-5, Block D as submitted. Commissioner Smith seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

4. **PUBLIC HEARING** Case 1729-Z/Addison Grove. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the Addison Grove project including a site plan, landscape plan and building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD O16-003) located on approximately 17.4 acres addressed at 4150 Belt Line Road.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. David Foor, the applicant's representative, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Ennis moved to recommend approval of an ordinance granting development plan approval for the overall site plan and landscape plan as well as building elevations and floor plans for 57 Townhomes in an existing Planned Development District (PD o16-003), subject to the following condition:

- The fences shown on the site plan along Beltway Park be revised to provide public access between the Townhomes.

Commissioner Morgan seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer

Voting Nay: Smith

Absent: none

Motion passed.

- 5. PUBLIC HEARING** Case 1736-SUP/Gyu-KaKu. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 115, which property is currently zoned LR, Local Retail, by approving a new Special Use Permit for a restaurant and a new Special Use Permit for the sale of alcoholic beverages for on-premises consumption only.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Robinson moved to recommend approval of ordinance changing the zoning on property located at 5290 Belt Line Road Suite 115 by approving a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, subject to the following condition:

- The applicant shall not use any terms or graphic depictions relating to alcoholic beverages in exterior signage.

Commissioner Smith seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

- 6. PUBLIC HEARING** Case 1735-Z/UDR. Public hearing, discussion, and take action on a recommendation regarding an ordinance amending Ordinance No. O07-034 as amended by Ordinance No. O13-026 that zones that area of the Town known

as Vitruvian Park and containing approximately 121 acres of land generally located at the southeast corner of Marsh Lane and Spring Valley Road in order to adopt a new concept plan, add additional permitted uses, and revise various development standards.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Tom Lamberth, the applicant, Mr. Barry Hand, the architect, and Mr. Don Bouvier, with UCR, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none
On: none
Against: Abdul Hadwani – 14330 Marsh Lane

Chairman Robbins closed the public hearing.

Commissioner Smith moved to recommend approval of an ordinance amending Ordinance O07-034 as amended by Ordinance No. O13-026 that zones the area of Town known as Vitruvian Park in order to adopt a new concept plan, add additional permitted uses, and revise various development standards as submitted. Commissioner Robinson seconded the motion.

Commissioner Ennis moved to amend the motion in order to require that the two restaurant pad site located within Block 211, as shown on the concept plan, provide 20% landscaping coverage. Commissioner Morgan seconded the motion to amend.

Voting Aye: Ennis
Voting Nay: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Amendment failed.

Commissioner Ennis moved to amend the motion in order to require that medical and dental uses and uses that sell tobacco, vaping or other similar uses as their primary use permitted only upon the issuance of a Special Use Permit. Commissioner Schaeffer seconded the motion to amend.

Voting Aye: Ennis, Robbins
Voting Nay: Griggs, Morgan, Robinson, Schaeffer, Smith

Amendment failed.

Commissioner Ennis moved to amend the motion in order to remove gasoline service station as a permitted use. Commissioner Schaeffer seconded the motion to amend.

Voting Aye: Ennis

Voting Nay: Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Amendment failed.

Commissioner Ennis moved to amend the motion in order to require the multifamily uses to at all times have or be granted access to fitness center facilities within Vitruvian Park at a ratio of no less than 2,000 square feet of fitness center facilities per 300 multifamily units for blocks containing at least 150 multifamily units. The motion to amend failed for lack of a second.

Commissioner Ennis moved to amend the motion in order to require that parking garages as the primary use of a structure be permitted only in Block 204 and that exposed garages be limited to 200 feet along a street unless there are enhanced façade elements such as a living wall or unique design. The motion to amend failed for lack of a second.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

- 7. PUBLIC HEARING** Case 1734-Z/Vitruvian West I. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-034) located on approximately 5.2 acres addressed at 3737 Vitruvian Way and 3801 Vitruvian Way and approving waivers to unit size and construction materials.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Tom Lamberth, the applicant, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Griggs moved to recommend approval of an ordinance granting development plan approval for a development of 383 multi-family units and an amenities center in an existing Planned Development District (PD O07-036), subject to the following waivers of design standards:

1. Minimum area per dwelling unit for 1 bedroom units may be 577 square feet, instead of 600 square feet
2. Masonry percentage requirement for the northeastern elevation may be 76 percent masonry, instead of 80 percent
3. Maximum number of building materials may be four, instead of three

Commissioner Morgan seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

- 8. PUBLIC HEARING** Case 1727-Z/Brookhaven Village. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of approximately 86,310 square feet of retail and restaurant space in an existing Planned Development District (PD O07-034) located on approximately 11.5 acres located generally at the southeast corner of Marsh Lane and Spring Valley Road and approving a wavier to construction material requirements.

Charles Goff, Assistant Director of Development Services and Planning, presented the staff report and answered questions from the Commission.

Mr. Tom Lamberth, the applicant, spoke on the item and answered questions from the Commission.

Chairman Robbins opened the meeting as a public hearing.

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: none

Chairman Robbins closed the public hearing.

Commissioner Smith moved to recommend approval of an ordinance granting development plan approval for a development of a retail center of approximately 86,310 square feet or retail and restaurant space in an existing Planned

Development District (PD 007-036), subject to the following waivers of design standard:

1. Number of building materials on Building B may be 6 materials, instead of 3

Commissioner Robinson seconded the motion.

Voting Aye: Ennis, Griggs, Morgan, Robbins, Robinson, Schaeffer, Smith

Voting Nay: none

Absent: none

Motion passed.

Meeting Adjourned

Planning & Zoning Commission

Meeting Date: 05/17/2016

Agenda Caption:

PUBLIC HEARING Case 1738-Z/Trinity Christian Academy. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 39.4 acres of property located at 17001 Addison Road, which is currently zoned R-1, Residential-1, with a special use permit for a private school and approximately 1.74 acres of property located at 4350 Sojourn Drive, which property is zoned PD, Planned Development, in order to create a new Planned Development District allowing a private school and approving a concept plan and development standards, on application from Trinity Christian Academy represented by Mr. Bill Dahlstrom.

Attachments

1738-Z P&Z Packet

1738-Z Plans

1738-Z

PUBLIC HEARING Case 1738-Z/Trinity Christian Academy. Public hearing, discussion, and take action on a recommendation regarding an ordinance rezoning approximately 39.4 acres of property located at 17001 Addison Road, which is currently zoned R-1, Residential-1, with a special use permit for a private school and approximately 1.74 acres of property located at 4350 Sojourn Drive, which property is zoned PD, Planned Development, in order to create a new Planned Development District allowing a private school and approving a concept plan and development standards.

LOCATION MAP





May 13, 2016

STAFF REPORT

RE: Case 1738-Z/Trinity Christian Academy

LOCATION: 17001 Addison Road

REQUEST: Approval of an ordinance rezoning the property from R-1, Residential-1, with a special use permit for a private school to a new PD (Planned Development) for a private school.

APPLICANT: Trinity Christian Academy, represented by Mr. Bill Dahlstrom

DISCUSSION:

Background: Trinity Christian Academy opened in Addison in 1976. At that time, the property was zoned Restindetial-1 and a special use permit for a private school was approved. Over the years, as TCA expanded or altered their campus plan, new special use permits have been approved to accommodate TCA's growth into what exists currently on the site today. More recently, TCA's growth required that they expand to a second parcel further west on Sojourn Drive for certain athletic facilities. Trinity Christian has recently completed a visioning process to revise their campus master plan. The primary focus of the campus master plan is to modernize facilities and improve the function of the campus. Very little growth above the current enrollment of approximately 1,500 students is contemplated. Any growth would be limited to a possible future Pre-K program of up to 80 students.

Proposed Conceptual Plan: The proposed conceptual plan features several important elements. First, the proposed plan calls for the creation of a distinct entry to the campus located on Sojourn Drive. Several of the existing buildings are shown to be removed and replaced with new buildings to house campus administration, the visual arts department, the chapel, middle school and dining hall. These new buildings surround the campus commons open space. This will serve as the primary gathering point for the campus and can host certain events such as commencement. The upper school, performing arts center and lower school are slated to remain with only minor modifications.

The plan calls for a new consolidated athletic center to move most of the athletic activities back to the campus from the parcel further west on Sojourn. The existing stadium will be expanded along the west side and become the home field side with a press box. Along with this, the speakers, which are currently on the east side of the stadium facing west, will be relocated and face east in the future. This will reduce the noise level directed towards the residential neighborhood immediately west of the campus. The property to the south of Sojourn is contemplated to become tennis courts.

The concept plan improves both parking and traffic circulation onto and within the campus. A new ring road is contemplated along the western edge of the consolidated athletic center and stadium. Additional parking is provided through the construction of a 3 level parking structure on the north side of the campus as well as with new surface parking lots along Addison Road and Sojourn. This pushes all parking to the perimeter of the campus allowing a pedestrian only environment within the campus and creates sufficient queuing areas for student pickup within the parking lots.

Proposed Uses: The new Planned Development will allow for a private school as well as accessory uses typical of school campuses including recreation space and facilities and surface and structured parking. Up to 8,000 square feet of portable school buildings are proposed to be permitted only in order to accommodate the construction contemplated in the proposed concept plan. All other use of portable school buildings will require a special use permit.

Development Standards: The following development standards would apply to buildings on the site:

Building Setbacks. Because of the campus setting and number of buildings, staff is proposing to create a permissible building zone in place of a traditional building setback requirement. The permissible building zone is shown on the concept plan. Buildings and other improvements can be located anywhere within this zone.

Height. The maximum building height is 3 stories and 60 feet as measured to the midpoint of the roof. Architectural features comprising of less than ten percent of the floor area may extend up an additional 15 feet.

Lot Coverage. The maximum lot coverage for structures on the site is proposed to be 70%

Maximum Allowable Building Area. The maximum allowable building areas, not including the parking structure, is proposed to be 585,000 square feet.

Parking: There is currently no parking requirement on the property. This PD proposes to establish the following parking standards.

- (1). School.
 - a. Lower School. (1.5 per lower school classroom) One and one-half spaces per every lower school classroom.
 - b. Middle School. (3.5 per middle school classroom) Three and one-half spaces per every middle school classroom.
 - c. Upper School. (9.5 per upper school classroom) Nine and one-half spaces per every upper school classroom.
- (2). Soccer fields, baseball fields, and stadiums. (1 per 4 seats) One space per every four seats.
- (3). Theaters, auditoriums, gymnasiums and field houses. (1 per 3 seats) One space per every three seats.

Addison did not previously have a requirement for parking at schools. The proposed standards are pulled from the City of Dallas' parking requirements. The other two standards are consistent with Addison's requirements for the listed uses. Additionally, staff is proposing a shared parking provision to permit the sharing of parking among the various uses on the campus, if a parking study can be provided to show that the parking can be shared without negatively impacts. This would be reviewed by the Town's zoning administrator and could result in fewer parking spaces than required by the ordinance.

There are currently 842 spaces provided on the site. The concept plan proposes a total of 1024. Specific parking requirements will be assessed when development plan approval is requested, but the proposed amount should be more than adequate to meet the requirements.

The Planned Development standards will require that any parking structure be constructed in accordance with Addison's standard provision that ramps not be expressed on the façade of the structure and that steel structures and steel guard cables on the facades are prohibited.

Exterior Appearance: The façade of all structures on the site will be regulated by the Planned Development district text. Buildings will be constructed of 80 percent masonry which can include brick, stone, stucco, glass and split face concrete masonry units. A maximum of three materials will be permitted per building.

Landscaping: The landscaping must comply with the Town's landscaping regulations, including the 20% site landscaping coverage, perimeter screening and interior plantings.

Screening of Mechanical Equipment and Service Areas: For this Planned Development, mechanical equipment shall be screened from view of all public areas. Loading, service and trash storage areas will also need to be screened from public areas.

Lighting and Speaker Requirements: The Planned Development language would require that as the west side of the stadium is improved that the speakers be relocated accordingly and face east. Any change in the current lighting would need to be approved by the zoning administrator. Lighting for the tennis courts on the south side of Sojourn would be limited to 60 feet in height and be directed and shielded to shine only onto the courts. The tennis court lights would also be required to be turned off no later than 10pm and not operate on Sundays.

Traffic Impact Analysis: The applicant was required to study the impact that this development will have on the roadway network currently and in the long term (2030). As part of the analysis, a traffic management plan for managing the morning drop-off and afternoon pick-up operations was included. Kimley-Horn conducted the analysis which was reviewed by Town staff in conjunction with Cobb-Fendley. Because of the very minimal enrollment increase, it was found that the plan can be successfully incorporated into the surrounding roadway network. Given the additional on-site queuing capacity provided in the plan, traffic on Addison Road and Sojourn Drive will be improved since the Middle School operations currently backs up into the street.

The Traffic Impact Analysis did recommend that a police officer continue to be present to direct traffic on Addison Road during pick-up and drop-off times.

RECOMMENDATION: APPROVAL WITH A CONDITION

Trinity Christian Academy has been a valuable asset to the Town of Addison and in many ways as grown with the Town. The proposed campus master plan marks an important next step in the school's continued development. The proposed changes improve both the aesthetics and operations of the campus and will be an enhancement to both the property and the Town. This is a long term plan with no immediate timetable for construction. As funding allows, Trinity Christian Academy will come back for development plan approval for the construction of the specific elements of the concept plan in accordance with the standards approved for the Planned Development district. Staff recommends approval of the request with one condition.

- The applicant shall provide a traffic management plan to the Town for review and approval by the zoning administrator and shall abide by the provisions of the traffic management plan.

Land Use Analysis

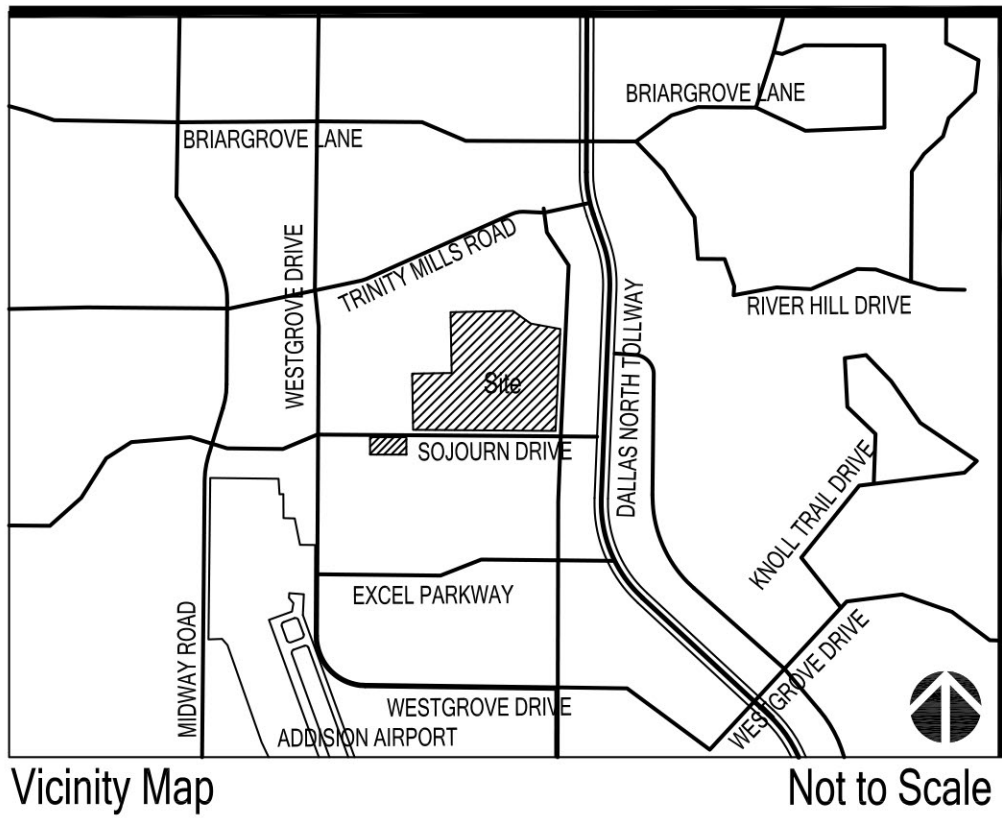
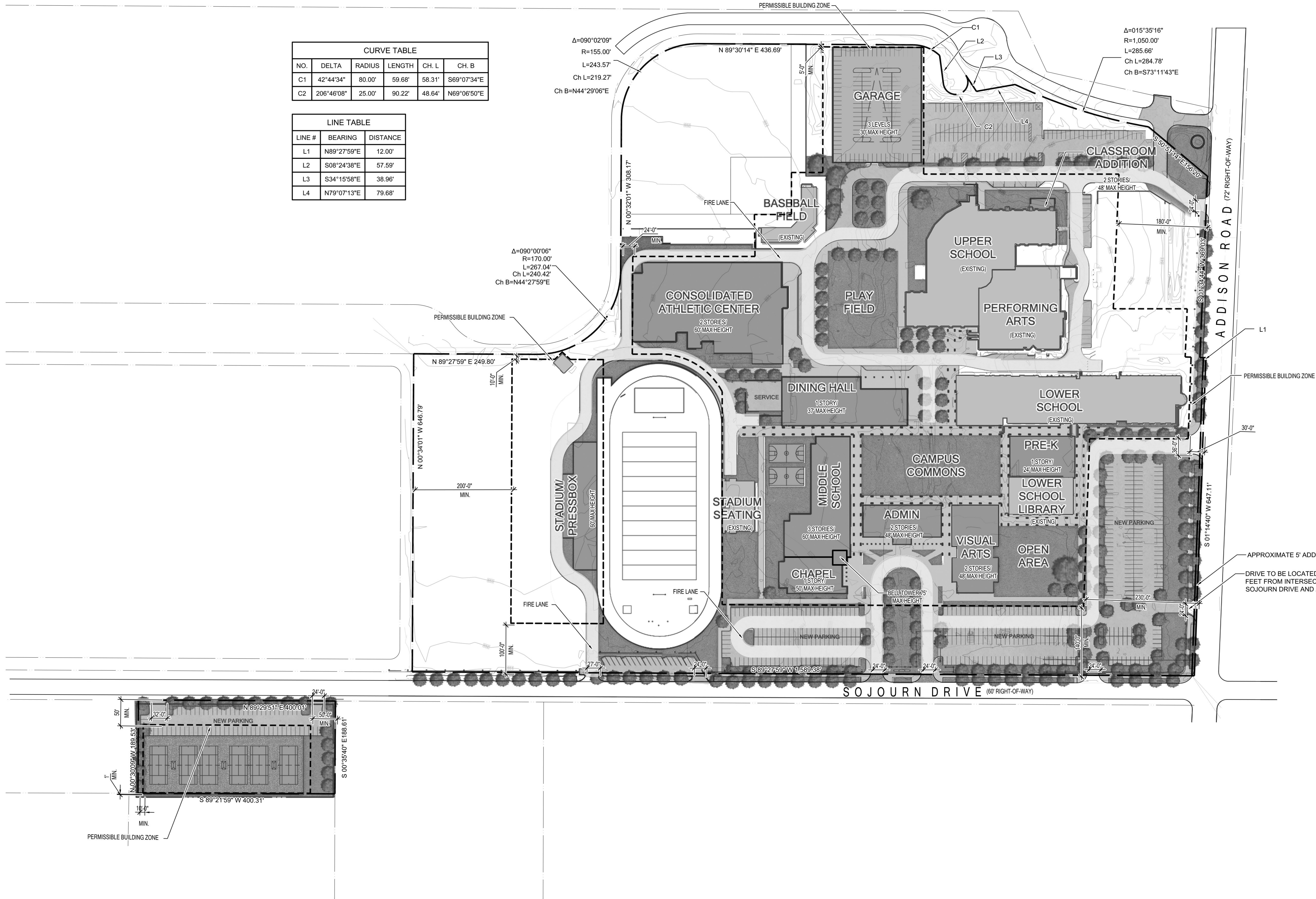
Attributes of Success Matrix

Trinity Christian Academy (17001 Addison Road)

1736-Z

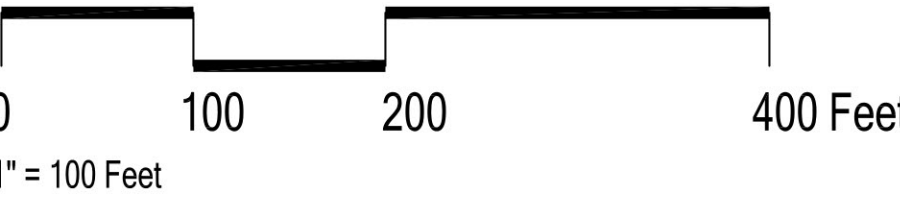
Attribute	Comment	Score
Competitive	Trinity Christian is a very successful and competitive private school in the north Dallas area. These improvements will enable them to continue to compete.	
Safe	Several of the improvements contemplated in the plan will improve the safety of the campus.	
Functional	The concept plan improves the functionality of the campus.	
Visually Appealing	The concept plan and PD standards will increase the visual appeal of the campus with additional landscaping and attractive new buildings.	
Supported with Amenities	Trinity Christian is a high quality private school campus with the amenities within the campus to support the school	
Environmentally Responsible	This is an infill redevelopment site and represents an environmentally responsible development pattern.	
Walkable	The campus will be walkable.	
Overall Assessment	The proposal marks an important next step in the school's continued development. The proposed changes improve both the aesthetics and operations of the campus and will enhance the property and this area Town.	

22",34",0"



Maximum Allowable Building Area:
585,000 SF

INDIVIDUAL BUILDINGS ARE FOR
ILLUSTRATIVE PURPOSES ONLY



Owner:
Trojan Real Properties
Contact: David Delph
17001 Addison Road
Addison, Texas 75001
Main: 972.931.8325
ddelph@trinitychristian.com

Job #: 13287
File Name: 2016-05-05-Conceptual Plan.dwg
Date: 05/11/2016
Drawn by: Brian E. Moore, Ryan Wilson

2808 Fairmount Street
Suite 300
Dallas, Texas 75201
214.303.1500/Tel
214.303.1512/Fax
www.gff.com



CONCEPT PLAN (REVISED)

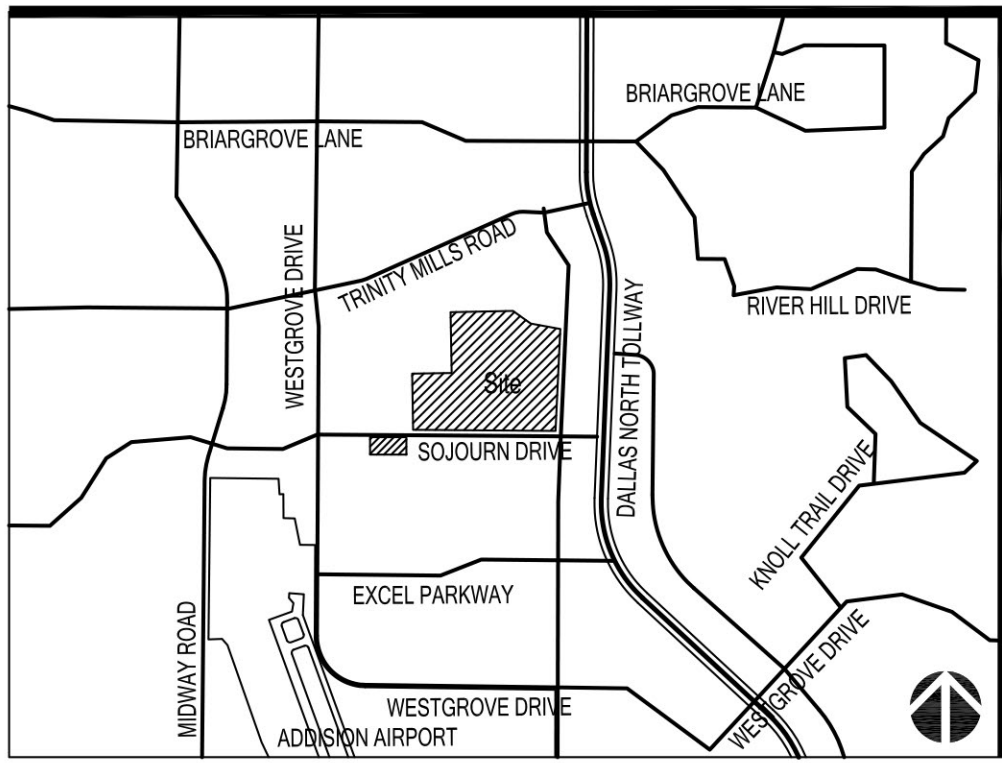
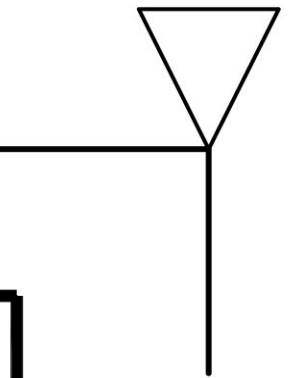
*THE PURPOSE OF THIS REVISION IS TO INDICATE FUTURE BUILDINGS TO BE CONSTRUCTED

TRINITY CHRISTIAN ACADEMY
PLANNED DEVELOPMENT

TOWN PROJECT NUMBER: _____

Address: 17001 Addison Road
Addison, Texas
41.06 Acres 1,788,573.6 sf

22",34",0"



Vicinity Map

Not to Scale



0 100 200 400 Feet
1" = 100 Feet



**ARCHITECTS
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214.303.1512/Fax
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EXISTING PLAN TRINITY CHRISTIAN ACADEMY PLANNED DEVELOPMENT

Address: 17001 Addison Road
Addison, Texas
41.06 Acres

Owner:
Trojan Real Properties
Contact: David Delph
17001 Addison Road
Addison, Texas 75001
Main: 972.931.8325
ddelph@trinitychristian.com

Job #: 13287
File Name: 2016-04-14-Existing Plan.psd
Date: 04/14/16
Drawn by: Brian E. Moore, Ryan
Wilson